

Certificate of Notice Page 1 of 6
 UNITED STATES BANKRUPTCY COURT
 DISTRICT OF NEW JERSEY

In Re: HAJJAR BUSINESS HOLDINGS, LLC, et al.,	Case No.: <u>20-12465 (JKS)</u> Chapter: <u>11 (Joint Admin.)</u> Judge: <u>John K. Sherwood</u>
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NOTICE OF PROPOSED PRIVATE SALE

HMOB of Wayne Owner, LLC , Debtor-in-Possession , in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clerk, United States Bankruptcy Court
 Martin Luther King Jr. Federal Building
 50 Walnut Street, Third Floor
 Newark, New Jersey 07102

If an objection is filed, a hearing will be held before the Honorable John K. Sherwood on May 12, 2020 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3A , 50 Walnut Street, 3rd Floor, New Jersey 07102 . (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 234 Hamburg Turnpike, Wayne, New Jersey - sale of property free and clear of all lines, claims and encumbrances pursuant to 11 U.S.C. § 363(b), (f) and (m).

Proposed Purchaser: Jaecals I, LLC

Sale price: \$7,000,000, subject to higher and better offers. For a full copy of Motion to approve the sale, please contact counsel to Debtor.

☐ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional:

Amount to be paid:

Services rendered:

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Michele M. Dudas, Esq., McManimon, Scotland & Baumann, LLC

Address: 75 Livingston Avenue, Suite 201, Roseland, NJ 07068

Telephone No.: (973) 622-1800/asodono@msbnj.com and mdudas@msbnj.com

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United States Bankruptcy Court
District of New JerseyIn re:
Hajjar Business Holdings, LLC
DebtorCase No. 20-12465-JKS
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin
Form ID: pdf905Page 1 of 4
Total Noticed: 42

Date Rcvd: Apr 14, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 16, 2020.

db +Hajjar Business Holdings, LLC, 15-01 Broadway, Fair Lawn, NJ 07410-6003
 aty +Lawrence J. Kotler, 30 South 17th St., Philadelphia, PA 19103-4001
 aty +McManimon Scotland & Baumann, LLC, 75 Livingston Avenue, Second Floor,
 Roseland, NJ 07068-3701
 aty +McManimon, Scotland & Baumann, LLC, 75 Livingston Avenue, Roseland, NJ 07068-3701
 r +BIOC Commercial Real Estate, LLC, 6 East 39th Street, New York, NY 10016-0112
 cr +Cole Schotz P.C., Court Plaza North, 25 Main Street, Hackensack, NJ 07601-7083
 cr +Wilmington Trust, National Association, as Trustee, c/o Sommer L. Ross, Esq.,
 222 Delaware Avenue, Suite 1600, Wilmington, DE 19801-1659
 518713096 +AllBrite Cleaning Services LLC, PO Box 751, Red Bank, NJ 07701-0751
 518792452 +B&B Hajjar Investments, LLC, John H. Hajjar, M.D., Managing Member, 85 Harristown Road,
 Glen Rock, NJ 07452-3329
 518782971 +Binswanger of Pennsylvania, Inc., Two Logan Square, Philadelphia, PA 19103-2759
 518713097 CNA, PO Box 842060, Boston, MA 02284-2060
 518713098 +CohnReznick LLP, 1301 Avenue of the Americas, New York, NY 10019-6032
 518713099 +Cole Schotz P.C., 1325 Avenue of the Americas, 19h Fl., New York, NY 10019-6079
 518713102 +Fair Lawn, Borough of, ATTN: Fire, PO Box 376, Fair Lawn, NJ 07410-0376
 518792455 +Help At Home Services, LLC/ATC Academy, c/o Josephat M. Kitele/Maria C. Kitele,
 1594 Ratzer Road, Wayne, NJ 07470-2435
 518792454 #+Help at Home Services, LLC/ATC Academy, 271 Route 46 West, Suite F204,
 Fairfield, NJ 07004-2448
 518792457 +Help at Home Services/ATC Academy, 15-01 Broadway, Suites 10C and 10D,
 Fair Lawn, NJ 07410-6003
 518792458 +Interstate Waste Services, 300 Frank W. Burr Boulevard, #39, Teaneck, NJ 07666-6730
 518713104 Interstate Waste Services, PO Box 554744, Detroit, MI 48255-4744
 518713106 +Jonathan Mehl, P.C., 17 Sylvan Street, Ste. 105, Rutherford, NJ 07070-2000
 518713107 +MD Vision CSD, LLC, 85 Harristown Road, Glen Rock, NJ 07452-3329
 518713109 +MSC - Regent HMOB HoldCo, Inc., ATTN: David W. Dewey, 121 SW Morrison, Ste. 200,
 Portland, OR 97204-3132
 518713112 +NJ Dept. of Labor, Division of Employer Accounts, 1 John Fitch Plaza, PO Box 389,
 Trenton, NJ 08611-1760
 518713113 +NJ Dept. of Labor & Workforce Dev., Div. of Unemployment & Disability Ins., Bankruptcy Unit,
 One John Fitch Plaza, PO Box 951, Trenton, NJ 08611-1760
 518713114 +NJ Dept. of Labor - Div. Employer Accts., 1 John Fitch Plaza, PO Box 379,
 Trenton, NJ 08611-1760
 518713110 New Jersey Attorney General Office, Division of Law, Richard J. Hughes Justice Complex,
 25 Market St, PO Box 112, Trenton, NJ 08625-0112
 518713115 +Regent Medical Properties, LLC, 85 Harrison Road, Glen Rock, NJ 07452-3329
 518713111 ++STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245,
 TRENTON NJ 08646-0245
 (address filed with court: New Jersey Division of Taxation,
 Compliance and Enforcement - Bankr. Unit, 50 Barrack Street, 9th Fl., PO Box 245,
 Trenton, NJ 08695-0267)
 518713116 +Shipman & Goodwin LLP, Attn: Kathleen M. Mylod, Esq., One Constitution Plaza,
 Hartford, CT 06103-1919
 518793372 +Sovereign Laboratory Services, LLC, 15-01 Braodway, Suites 10A and 10D,
 Fair Lawn, NJ 07410-6003
 518793373 +Surgicare Surgicl Associates, of Fairlawn, LLC, 15-01 Broadway, Fairlawn, Nj 07410-6003
 518792462 +Thrift Property Management Services, PO Box 435, Lodi, NJ 07644-0435
 518713118 +United States Attorney General, United States Department of Justice, Ben Franklin Station,
 PO Box 683, Washington, DC 20044-0683
 518713119 ++++WILMINGTON TRUST, NATIONAL ASSOCIATION, C/O DAVID R. AUGUSTIN ESQ., DUANE MORRIS,
 ONE RIVERFRONT PLAZA, 1 RIVERFRONT PLZ STE 1800, NEWARK NJ 07102-5437
 (address filed with court: Wilmington Trust, National Association,
 c/o David R. Augustin Esq., Duane Morris, One Riverfront Plaza,
 1037 Raymond Blvd., Ste. 1800, Newark, NJ 07102-5429)

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: sbse.cio.bnc.mail@irs.gov Apr 15 2020 01:32:11 Dist Dir of IRS,
 Insolvency Function, PO Box 724, Springfield, NJ 07081-0724
 smg E-mail/Text: usanj.njbankr@usdoj.gov Apr 15 2020 01:33:12 U.S. Attorney, 970 Broad St.,
 Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
 smg +E-mail/Text: ustpregion03.ne.ecf@usdoj.gov Apr 15 2020 01:33:07 United States Trustee,
 Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100,
 Newark, NJ 07102-5235
 acc +E-mail/Text: delmarie.velazquez@eisneramper.com Apr 15 2020 01:34:12 EisnerAmper LLP,
 111 Wood Avenue South, Iselin, NJ 08830-2700
 518713100 +E-mail/Text: Bradley.Burton@Constellation.com Apr 15 2020 01:31:20
 Constellation New Energy, Inc., 1310 Point Street, 12th Fl., Baltimore, MD 21231-3380
 518713101 E-mail/Text: BANKRUPTCYNOTICE@CSCINFO.COM Apr 15 2020 01:31:40 Corporation Services Company,
 PO Box 13397, Philadelphia, PA 19101-3397
 518713108 +E-mail/Text: mielesanitation@yahoo.com Apr 15 2020 01:34:31 Miele Sanitation Co.,
 60 Railroad Avenue, Closter, NJ 07624-1209

District/off: 0312-2

User: admin
Form ID: pdf905

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Total Noticed: 42

Date Rcvd: Apr 14, 2020

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center (continued)

518713117 +E-mail/Text: usanj.njbankr@usdoj.gov Apr 15 2020 01:33:12 United States Attorney,
Peter Rodino Federal Building, 970 Broad Street, Suite 700, Newark, NJ 07102-2527
TOTAL: 8

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

br BIOC Commercial Real Estate, LLC
br Robert E. Morales, PA
518792451* +AllBrite Cleaning Services LLC, PO Box 751, Red Bank, NJ 07701-0751
518792453* +Fair Lawn, Borough of, ATTN: Fire, PO Box 376, Fair Lawn, NJ 07410-0376
518792456* +Help at Home Services, LLC/ATC Academy, 271 Route 46 West, Suite F204,
Fairfield, NJ 07004-2448
518713103* Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
518792459* +Jonathan Mehl, P.C., 17 Sylvan Street, Ste. 105, Rutherford, NJ 07070-2000
TOTALS: 2, * 5, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

Addresses marked '++++' were corrected as required by the USPS Locatable Address Conversion System (LACS).

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 16, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 13, 2020 at the address(es) listed below:

Anthony Sodono, III asodono@msbnj.com	on behalf of Debtor	Hajjar Medical Office Building of Jersey City, LLC
Anthony Sodono, III	on behalf of Debtor	HMOB of Miramar Owner, LLC asodono@msbnj.com
Anthony Sodono, III	on behalf of Debtor	HMOB of Jersey City Owner, LLC asodono@msbnj.com
Anthony Sodono, III asodono@msbnj.com	on behalf of Debtor	Hajjar Medical Office Building of Wayne, LLC
Anthony Sodono, III asodono@msbnj.com	on behalf of Debtor	Hajjar Medical Office Building of Glen Rock, LLC
Anthony Sodono, III asodono@msbnj.com	on behalf of Debtor	HMOB of Hackensack Warehouse Owner, LLC
Anthony Sodono, III asodono@msbnj.com	on behalf of Debtor	HMOB of Roseland Owner, LLC asodono@msbnj.com
Anthony Sodono, III asodono@msbnj.com	on behalf of Debtor	Hajjar Medical Building of Carlstadt, LLC
Anthony Sodono, III asodono@msbnj.com	on behalf of Debtor	Hajjar Medical Office Building of Roseland, LLC
Anthony Sodono, III	on behalf of Debtor	Hajjar Warehouse of Hackensack, LLC asodono@msbnj.com
Anthony Sodono, III	on behalf of Attorney	McManimon Scotland & Baumann, LLC asodono@msbnj.com
Anthony Sodono, III asodono@msbnj.com	on behalf of Debtor	Hajjar Office Building of Miramar, LLC
Anthony Sodono, III	on behalf of Debtor	HMOB of Carlstadt Owner, LLC asodono@msbnj.com
Anthony Sodono, III	on behalf of Debtor	HMOB of Glen Rock Owner, LLC asodono@msbnj.com
Anthony Sodono, III	on behalf of Debtor	HMOB of Fair Lawn Owner, LLC asodono@msbnj.com
Anthony Sodono, III asodono@msbnj.com	on behalf of Debtor	Hajjar Medical Office Building of New Brunswick
Anthony Sodono, III asodono@msbnj.com	on behalf of Debtor	HMOB of Hackensack Office Owner, LLC
Anthony Sodono, III	on behalf of Debtor	HMOB of Wayne Owner, LLC asodono@msbnj.com
Anthony Sodono, III	on behalf of Debtor	HMOB of Oradell Owner, LLC asodono@msbnj.com
Anthony Sodono, III asodono@msbnj.com	on behalf of Debtor	Hajjar Medical Office Building of Mount Kisco, LLC

District/off: 0312-2

User: admin
Form ID: pdf905

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Total Noticed: 42

Date Rcvd: Apr 14, 2020

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Anthony Sodono, III asodono@msbnj.com	on behalf of Debtor	Hajjar Medical Office Building of Fairlawn, LLC
Anthony Sodono, III	on behalf of Debtor	Hajjar Medical Office Building, LLC asodono@msbnj.com
Anthony Sodono, III	on behalf of Debtor	Hajjar Business Holdings, LLC asodono@msbnj.com
Anthony Sodono, III asodono@msbnj.com	on behalf of Debtor	HMOB of Fair Lawn 15-01 Broadway Owner, LLC
Anthony Sodono, III	on behalf of Debtor	HMOB of Mt. Kisco Owner, LLC asodono@msbnj.com
Anthony Sodono, III asodono@msbnj.com	on behalf of Debtor	Hajjar Medical Office Building of Hackensack, LLC
Anthony Sodono, III	on behalf of Debtor	HMOB of New Brunswick Owner, LLC asodono@msbnj.com
David M. Bass	on behalf of Creditor	Cole Schotz P.C. dbass@coleschotz.com
Fran B. Steele	on behalf of U.S. Trustee	U.S. Trustee Fran.B.Steele@usdoj.gov
Jonathan P. Vuotto	on behalf of Creditor	John C. Peterson jpv@mcandrewvuotto.com
Jonathan P. Vuotto	on behalf of Interested Party	John C. Peterson jpv@mcandrewvuotto.com
Jonathan P. Vuotto	on behalf of Creditor	O.A. Peterson Construction Co., Inc. jpv@mcandrewvuotto.com
Jonathan P. Vuotto	on behalf of Interested Party	Jaecals III, LLC jpv@mcandrewvuotto.com
Jonathan P. Vuotto	on behalf of Interested Party	Jaecals II, LLC jpv@mcandrewvuotto.com
Jonathan P. Vuotto	on behalf of Interested Party	Jaecals I, LLC jpv@mcandrewvuotto.com
Jordan D. Weiss	on behalf of Interested Party	Sentinel Asset Management, Inc., as Agent for Life Insurance Company of the Southwest jweiss@mssek.com
Michael J. Antongiovanni	on behalf of Interested Party	Sentinel Asset Management, Inc., as Agent for Life Insurance Company of the Southwest mantongiovanni@mssek.com
Michele M. Dudas	on behalf of Debtor	Hajjar Business Holdings, LLC mdudas@msbnj.com
Richard L. Zucker	on behalf of Creditor	75 EP Associates, LLC rzucker@lasserhochman.com
Sari Blair Placona	on behalf of Debtor	HMOB of Mt. Kisco Owner, LLC splacona@msbnj.com
Sari Blair Placona	on behalf of Debtor	HMOB of Miramar Owner, LLC splacona@msbnj.com
Sari Blair Placona	on behalf of Debtor	HMOB of Roseland Owner, LLC splacona@msbnj.com
Sari Blair Placona splacona@msbnj.com	on behalf of Debtor	Hajjar Medical Office Building of Fairlawn, LLC
Sari Blair Placona	on behalf of Debtor	HMOB of Oradell Owner, LLC splacona@msbnj.com
Sari Blair Placona splacona@msbnj.com	on behalf of Debtor	HMOB of Fair Lawn 15-01 Broadway Owner, LLC
Sari Blair Placona	on behalf of Debtor	HMOB of Glen Rock Owner, LLC splacona@msbnj.com
Sari Blair Placona	on behalf of Debtor	HMOB of Hackensack Office Owner, LLC splacona@msbnj.com
Sari Blair Placona splacona@msbnj.com	on behalf of Debtor	Hajjar Medical Office Building of Mount Kisco, LLC
Sari Blair Placona	on behalf of Debtor	Hajjar Medical Office Building of Glen Rock, LLC
Sari Blair Placona splacona@msbnj.com	on behalf of Debtor	Hajjar Medical Office Building of Jersey City, LLC
Sari Blair Placona splacona@msbnj.com	on behalf of Debtor	Hajjar Medical Building of Carlstadt, LLC
Sari Blair Placona	on behalf of Debtor	Hajjar Business Holdings, LLC splacona@msbnj.com
Sari Blair Placona splacona@msbnj.com	on behalf of Debtor	HMOB of Hackensack Warehouse Owner, LLC
Sari Blair Placona	on behalf of Debtor	HMOB of Carlstadt Owner, LLC splacona@msbnj.com
Sari Blair Placona splacona@msbnj.com	on behalf of Debtor	Hajjar Medical Office Building of Hackensack, LLC
Sari Blair Placona splacona@msbnj.com	on behalf of Debtor	Hajjar Medical Office Building of New Brunswick
Sari Blair Placona	on behalf of Debtor	HMOB of Wayne Owner, LLC splacona@msbnj.com
Sari Blair Placona splacona@msbnj.com	on behalf of Debtor	Hajjar Medical Office Building of Roseland, LLC
Sari Blair Placona	on behalf of Debtor	HMOB of Fair Lawn Owner, LLC splacona@msbnj.com
Sari Blair Placona	on behalf of Debtor	HMOB of Jersey City Owner, LLC splacona@msbnj.com
Sari Blair Placona splacona@msbnj.com	on behalf of Debtor	Hajjar Office Building of Miramar, LLC
Sari Blair Placona	on behalf of Debtor	Hajjar Warehouse of Hackensack, LLC splacona@msbnj.com
Sari Blair Placona splacona@msbnj.com	on behalf of Debtor	Hajjar Medical Office Building of Wayne, LLC
Sari Blair Placona	on behalf of Debtor	Hajjar Medical Office Building, LLC splacona@msbnj.com
Sari Blair Placona	on behalf of Debtor	HMOB of New Brunswick Owner, LLC splacona@msbnj.com
Sommer Leigh Ross	on behalf of Creditor	Wilmington Trust, National Association, as Trustee for the Benefit of the Registered Holders of Wells Fargo Commercial Mortgage Trust 2016-C34, Commercial Mortgage Pass-Through Certificates Series slross@duanemorris.com, AutoDocketWILM@duanemorris.com
Sommer Leigh Ross	on behalf of Creditor	Wilmington Trust, National Association, as Trustee for the Benefit slross@duanemorris.com, AutoDocketWILM@duanemorris.com
Sommer Leigh Ross	on behalf of Creditor	Wilmington Trust, National Association, as Trustee for the Benefit of the Registered Holders of Wells Fargo Commercial Mortgage Trust 2016-C34, Commercial Mortgage Pass-Through Certificates Series 210 slross@duanemorris.com, AutoDocketWILM@duanemorris.com
Sommer Leigh Ross	on behalf of Creditor	Wilmington Trust, National Association, as Trustee for the Benefit of the Registered Holders of Wells Fargo Commercial Mortgage Trust 2016-C34, Commercial Mortgage Pass-Through Certificates Series 201 slross@duanemorris.com, AutoDocketWILM@duanemorris.com

District/off: 0312-2

User: admin
Form ID: pdf905

Page 4 of 4
Total Noticed: 42

Date Rcvd: Apr 14, 2020

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)
system (continued)

Steven M. Richman	on behalf of Creditor	Binswanger of Pennsylvania, Inc.
srichman@clarkhill.com,	lbiczi@clarkhill.com	
Thomas Michael Walsh	on behalf of Debtor	Hajjar Medical Office Building of Roseland, LLC
twalsh@msbnj.com		
Thomas Michael Walsh	on behalf of Debtor	Hajjar Business Holdings, LLC twalsh@msbnj.com
Thomas Michael Walsh	on behalf of Debtor	HMOB of Roseland Owner, LLC twalsh@msbnj.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov	

TOTAL: 74